

**First Reading: April 14, 2015**  
**Second Reading: April 28, 2015**

2015-038  
Gabe Thomas of Collier Construction  
Tammy Development Company, LLC  
(Hickory Land)  
District No. 7  
Planning Version #3

ORDINANCE NO. 12936

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3100 SAINT ELMO AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE AND UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 3100 Saint Elmo Avenue, more particularly described herein:

**M-1 to R-T/Z:** Beginning at the southwest corner of Tax Map 155F-A-009 and going parallel with Chattanooga Creek 484.56 feet in a northeasterly direction, thence 133 feet northeast, thence 74 feet northeast, thence 306.26 feet in a northeasterly direction, thence 496.51 feet southwest, thence 104.52 feet west, thence 472.35 feet southwest, thence 302.29 feet northwest to the point of beginning, being part of the property described Deed Book 6545, Page 608, ROHC. Tax Map 155F-A-009 (Part) as shown on the attached map.

**M-1 to UGC:** Beginning at the northeast corner of Tax Map 155F-A-009 and going 225.55 southwest, thence 100.00 feet southeast, thence 331.62 feet southwest, thence 466.49 feet northeast, thence 164.42 feet in a northeasterly direction, thence 47.99 feet in a northeasterly direction to the point of beginning; along with an additional portion of the property beginning at the southeastern corner of Tax Map 155F-A-009 and going thence 91.21 feet northwest, thence 472.35 feet northeast, thence 86.21 feet east, thence 15.7 feet southwest, thence 505.75 feet southwest to the point of beginning, being parts of the property described Deed Book 6545, Page 608, ROHC. Tax Map 155F-A-009 (Part) as shown on the attached map.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone and UGC Urban General Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to which the impervious surfaces shall not be permitted within the 100-year floodplain:

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: April 28, 2015

  
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CHAIRPERSON

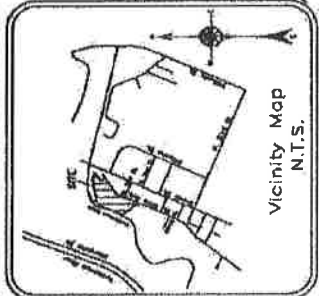
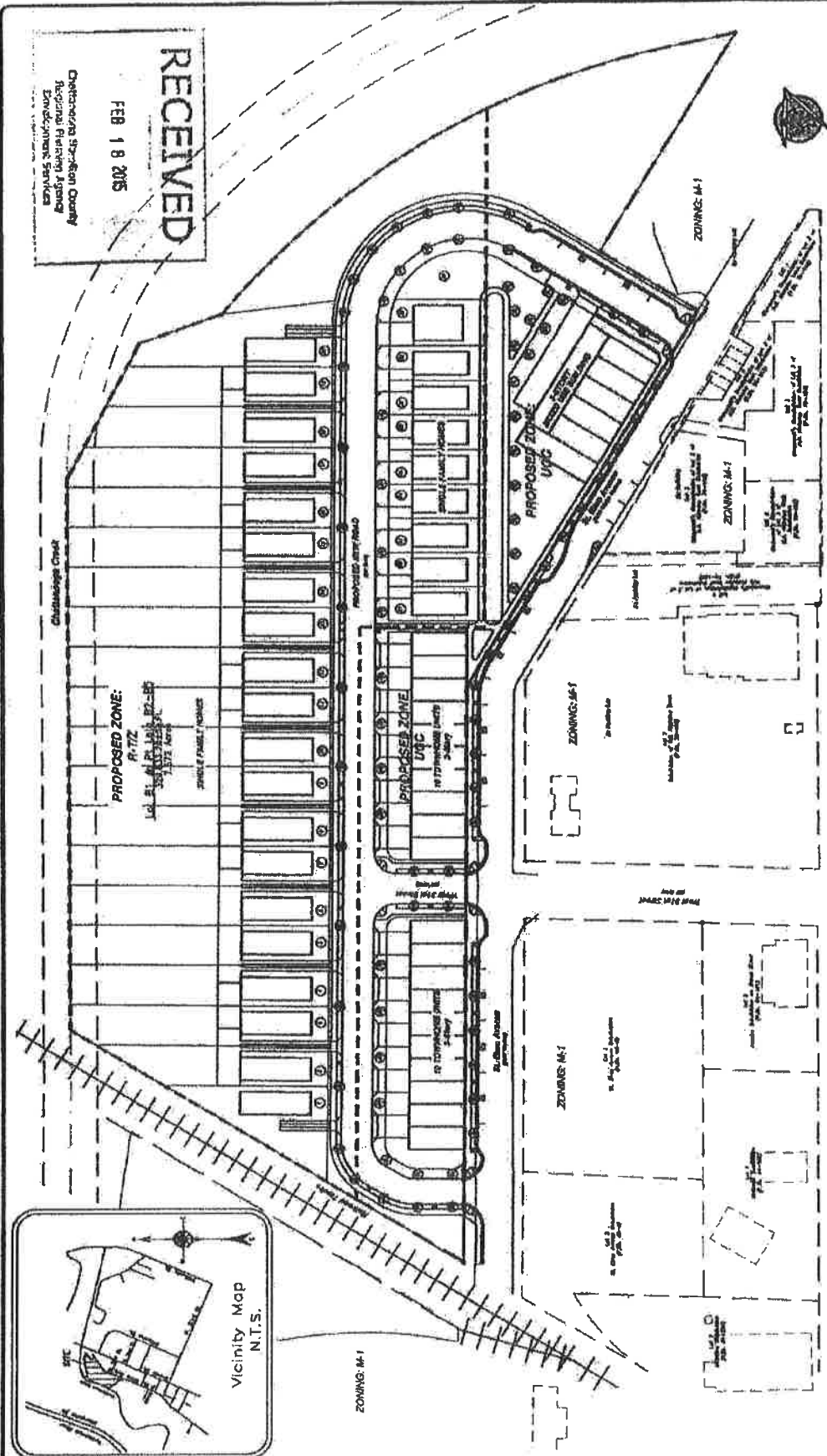
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem



**RECEIVED**  
 FEB 18 2015  
 DeKalb County  
 Regional Planning Agency  
 Development Services



**SCALE: 1" = 80'**

**DATE: 02/13/2015**

**DRAWN BY: DJS**

**CHECKED BY: ASD**

**JOB NO: 14326**

**APPLICANT:**  
 Cedar Construction  
 1197 E. Main Street  
 Columbus, TN 37208  
 (423) 254-0116

**SITE PLAN**

**ZONING: R-7Z, UQC, M-1**  
 3100 St. Elmo Avenue  
 Chattanooga, TN

**AD ENGINEERING SERVICES, INC.**  
 651 E. 4th Street, Suite 407  
 Chattanooga, TN 37401  
 PH: (423) 266-3501 FAX: (423) 266-3186

**Land Areas:**  
 Existing M-1: 2,572 sq ft  
 Proposed UQC: 2,278 sq ft  
 Proposed R-7Z: 2,778 sq ft

**Proposed Development:**  
 \* 28 Single Family Homes  
 - Lot width 30' to 35' min  
 \* 20 Townhomes - 3 Story  
 \* Mixed Use Building - 3 Story  
 \* Commercial/Residential (1st Floor)  
 \* Apartments (2nd & 3rd Floor)

**GRAPHIC SCALE**  
 0 40 80  
 1 inch = 80 ft





# 2015-038 Rezoning from M-1 to R-T/Z and UGC

Per Site Plan Submitted 04/27/2015



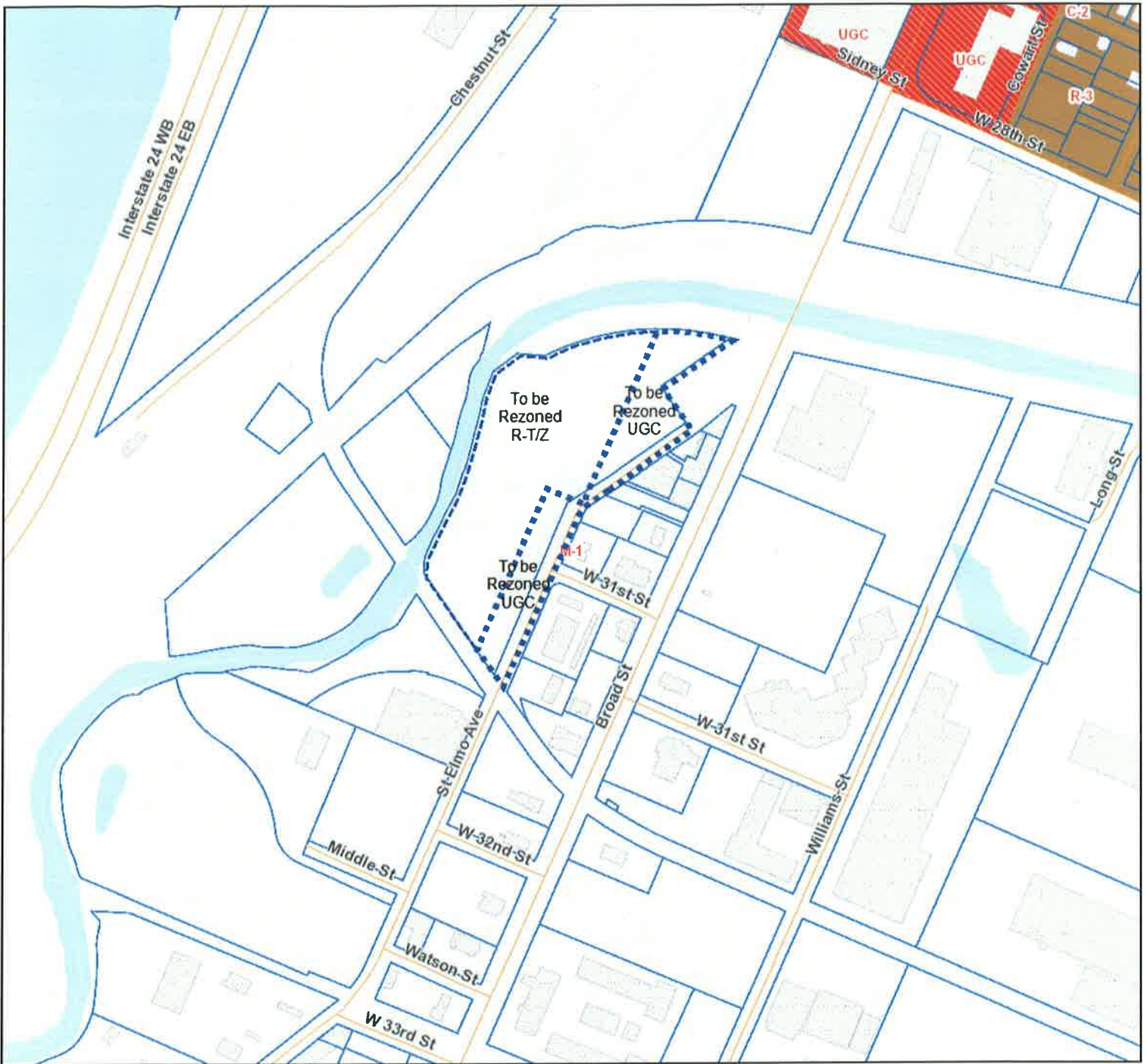
379 ft



Chattanooga Hamilton County Regional Planning Agency







## 2015-038 Rezoning from M-1 to R-T/Z and UGC

Per Site Plan Submitted 04/27/2015



379 ft



Chattanooga Hamilton County Regional Planning Agency

